

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Madison

State: WI

PJ's Total HOME Allocation Received: \$25,104,741

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	10			
% of Funds Committed	93.80 %	94.61 %	6	91.92 %	68		66
% of Funds Disbursed	91.85 %	91.18 %	4	82.65 %	90		89
Leveraging Ratio for Rental Activities	4.23	3.57	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	98.89 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	90.97 %	80.32 %	2	68.72 %	93		89
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.48 %	76.73 %	5	79.93 %	60		55
% of 0-30% AMI Renters to All Renters***	56.77 %	51.26 %	3	44.94 %	77		72
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.73 %	87.29 %	6	94.87 %	23		24
Overall Ranking:			In State:	1 / 10	Nationally:	92	92
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$31,785	\$14,522		\$25,717	303	Units	25.70 %
Homebuyer Unit	\$22,767	\$13,907		\$14,669	390	Units	33.10 %
Homeowner-Rehab Unit	\$13,468	\$15,702		\$20,391	426	Units	36.20 %
TBRA Unit	\$1,977	\$2,715		\$3,201	58	Units	4.90 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Madison WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$59,620	\$129,284	\$14,795
State:*	\$63,508	\$73,551	\$17,520
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ:	0.3 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	60.0	74.4	93.7	37.9	Single/Non-Elderly:	54.4	46.5	35.7	24.1
Black/African American:	30.9	14.0	3.5	58.6	Elderly:	12.6	1.3	12.4	8.6
Asian:	0.0	4.4	0.5	0.0	Related/Single Parent:	17.2	14.0	15.7	60.3
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	8.8	19.1	16.4	3.4
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0	Other:	7.0	19.1	19.7	3.4
American Indian/Alaska Native and White:	0.4	0.3	0.0	0.0					
Asian and White:	0.0	0.5	0.0	0.0					
Black/African American and White:	0.4	0.8	0.7	0.0					
American Indian/Alaska Native and Black:	0.4	0.0	0.0	1.7					
Other Multi Racial:	0.0	0.8	0.5	0.0					
Asian/Pacific Islander:	3.2	1.0	0.5	0.0					
ETHNICITY:									
Hispanic	4.9	3.4	0.7	1.7					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.9	40.6	50.2	27.6	Section 8:	26.0	0.8 [#]		
2 Persons:	16.8	22.2	20.0	25.9	HOME TBRA:	6.0			
3 Persons:	12.3	16.0	12.7	19.0	Other:	24.2			
4 Persons:	5.3	9.6	11.3	17.2	No Assistance:	43.9			
5 Persons:	3.9	4.9	4.2	5.2					
6 Persons:	2.5	3.1	1.6	1.7					
7 Persons:	0.4	1.8	0.0	3.4					
8 or more Persons:	0.0	1.8	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Madison State: WI Group Rank: 92
(Percentile)
State Rank: 1 / 10 PJs Overall Rank: 92
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	90.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	93.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

